

Josh Geballe
Commissioner

STATE OF CONNECTICUT
Department of Administrative Services

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Revised December 11, 2019

The Honorable Ned Lamont
Governor
State of Connecticut
State Capitol
Hartford, CT 06106

Dear Governor Lamont:

Pursuant to section 10-283(a)(2) of the Connecticut General Statutes, I herewith transmit the 2020 School Building Project Priority List. The estimated grant obligation is \$209,152,199. The Department of Administrative Services Office of School Construction Grants & Review works closely with members of each district from a projects inception throughout the various phases of design and construction. The result of this hands-on approach, is a partnership with districts to right-size schools, maximize the use of existing space, reduce maintenance costs, and keep projects on budget and on schedule.

The School Building Project Advisory Council was instrumental in helping achieve these goals by adopting per square foot costs in school construction projects as well as space standards for various types of spaces used to meet the academic program needs. These requirements have also reduced costs and reduced the need for reauthorizations for additional funding.

School districts must begin project construction within two years of grant commitment, thus minimizing cost increases due to escalation. Accordingly, projects that are not ready to proceed within the two-year period are not included in the Priority List.

Under separate cover, I am also transmitting this Priority List to the General Assembly, through the committee established to review the listing of eligible school building projects, in accordance with C.G.S. §10-283a. Pursuant to this section, the committee may modify such Priority List and is required to submit the list as approved or modified to the Governor and General Assembly prior to February 1, 2020.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Geballe". The signature is fluid and cursive, with a horizontal line extending from the start of the name.

Josh Geballe
Commissioner

cc: Priority List Committee Members
Melissa McCaw, Secretary, Office of Policy and Management
Kosta Diamantis, Deputy Secretary of Office of Policy and Management and
Director, Office of School Construction Grants and Review

Attachment




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TO: School Construction Priority List Review Committee

FROM: Josh Geballe, Commissioner of Administrative Services 

DATE: **Revised** December 11, 2019

SUBJECT: School Building Project Priority Categories

In accordance with sections 10-283(a)(2) and 10-283a of the Connecticut General Statutes, I hereby request authorization to enter into grant commitments for each project on the attached 2020 School Building Project Priority Category List. Each project has been placed into one of the three priority categories as defined in C.G.S. section §10-283. Individual project category placement has been determined by a review of the application and educational specifications submitted for each project.

The 2020 School Building Project Priority Category List consists of the following:

- Table 1: An alphabetical listing of all projects, by category, including the amount of each estimated project grant.
- Table 2: A brief description of each of the projects on the Priority List.
- Table 3: A summary of the Priority Lists for the current and past five years.

Attachment A: A report required by C.G.S. §10-283(a)(2).

Each district is brought in well in advance of their filing of the application. We actively pursued deeper scrutiny of the educational specifications, enrollment numbers and program needs. This review drives a more accurate project cost estimate.

Project costs shown in the tables are estimates based on each project's preliminary schematic design. These initial cost estimates have been prepared by qualified professionals; however the plan review process may result in lower estimated costs. A project should be substantially complete within three years from receipt of plan approval.

The School Construction Priority List Review Committee is required by C.G.S. §10-283a to submit an approved or modified listing of priority projects to the Governor and General Assembly on or after January first annually, and prior to February first annually.

Attachments

DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF SCHOOL CONSTRUCTION GRANTS AND REVIEW
2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST
TABLE 1
Revised December 11, 2019

District	Project Number	Project Type	Facility Name	Priority Category	Estimated Project Costs	Reimb. Rate	Estimated Grant Obligation
Brookfield	20DASY018056N0620	New	New Elementary School	A	\$78,141,446	21.43%	\$16,745,712
Darien	20DASY035117N0620	New	Ox Ridge Elementary School	A	\$63,000,000	10.71%	\$6,747,300
Mansfield	20DASY078068N0620	New	New Mansfield Elementary School	A	\$50,512,000	65.36%	\$33,014,643
New Britain	20DASY089169RNV0620	Renovation	Chamberlain Elementary School	A	\$50,000,000	79.64%	\$39,820,000
New Fairfield	20DASY091044N0620	New	New Fairfield High School	A	\$84,220,000	28.22%	\$23,766,884
New Fairfield	20DASY091045EA0620	Extension/Alteration	Consolidated Early Learning Academy	A	\$29,190,000	38.22%	\$11,156,418
Subtotal Category A (6 projects)					\$355,063,446		\$131,250,957
Fairfield	20DASY051149EA0620	Extension/Alteration	Mill Hill Elementary School	B	\$22,000,600	26.07%	\$5,735,556
Hamden	20DASY062099EA0620	Extension/Alteration	Hamden Middle School	B	\$11,223,900	66.79%	\$7,496,443
Manchester	20DASY077239RNV0620	Renovation	Bowers Elementary School	B	\$32,800,000	66.43%	\$21,789,040
Manchester	20DASY077240RNV0620	Renovation	Buckley Elementary School	B	\$29,400,000	66.43%	\$19,530,420
Norwalk	20DASY103251RNV0620	Renovation	Jefferson Elementary School	B	\$33,355,000	32.50%	\$10,840,375
Winchester	20DASY162043RNV0620	Renovation	Mary P. Hinsdale School	B	\$17,425,000	71.79%	\$12,509,408
Subtotal Category B (6 projects)					\$146,204,500		\$77,901,242
Grand Totals (12 projects)					\$501,267,946		\$209,152,199

DEPARTMENT OF ADMINISTRATIVE SERVICES
 OFFICE OF SCHOOL CONSTRUCTION GRANTS AND REVIEW
 2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST

TABLE 1A

Summary by Project Types

Revised December 11, 2019

No. of Projects	Project Type	Estimated Project Costs	Estimated Grant Obligation
4	New Construction	\$275,873,446	\$80,274,539
5	Renovation	\$162,980,000	\$104,489,243
3	Combined Alterations	\$62,414,500	\$24,388,417
<u>12</u>		<u>\$501,267,946</u>	<u>\$209,152,199</u>

**DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF SCHOOL CONSTRUCTION GRANTS AND REVIEW
2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST
DEFINITIONS OF PRIORITY CATEGORIES*
Revised December 11, 2019**

Category A**: Create new facilities or alter existing facilities to provide for mandatory instructional programs pursuant to this chapter, for physical education facilities in compliance with Title IX of the Elementary and Secondary Education Act of 1972 where such programs or such compliance cannot be provided within existing facilities or for the correction of code violations which cannot be reasonable addressed within existing program space;

Category B**: Create new facilities or alter existing facilities to enhance mandatory instructional programs pursuant to this chapter or provide comparable facilities among schools to all students at the same grade level or levels within the school district unless such project is otherwise explicitly included in another category pursuant to this section; and

Category C**: Create new facilities or alter existing facilities to provide supportive services, provided in no event shall such supportive services include swimming pools, auditoriums, outdoor athletic facilities, tennis courts, elementary school playgrounds, site improvement or garages or storage, parking or general recreation areas.

*As defined in Section 10-283(a)(2) of the Connecticut General Statutes.

**Each of the above categories define the type of project/scope proposed by the district per Educational Specifications. The categories do not presuppose priority.

2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST

TABLE 2

**Project Descriptions
(Revised December 11, 2019)**

Priority Category A

20DASY018056N0620, Brookfield, New Elementary School

Projected Enrollment: **1266** Grade Range: **PK-5**
Projected Final Floor Area: **138,504 Square Feet**
Total Estimated Project Cost: **\$78,141,446**

This project is a new 138,504-square foot elementary school to consolidate students in grades PK through 5 from 3 schools – from 81-year-old Center Elementary School home to Grades PK-1, from the 59-year old Huckleberry Hill home to Grades 2-4 and from the 50-year old portable classrooms at Whisconier Middle School where 5th Graders are housed. The new school, to be located on the Huckleberry Hill site, will include state-of-the-art core classrooms, student support services, art studios, music/choral room, media center, cafeteria to accommodate four lunch waves and a standard gymnasium with bleachers.

20DASY035117N0620, Darien, Ox Ridge Elementary School

Projected Enrollment: **578** Grade Range: **PK-5**
Projected Final Floor Area: **107,183 Square Feet**
Total Estimated Project Cost: **\$63,000,000**

This project will build a new school on the existing Ox Ridge School site. The existing school, built in 1966 and renovated and expanded in 1996, is planned for demolition. The new two-story school courtyard design will consolidate the district's entire Early Learning Program (Integrated Pre-School) and eliminate district-wide portable classrooms currently located at other schools throughout the district. This facility will also house the Special Education Developmental Learning Center Classrooms and the Kindergarten-Grade 5 school community with grade level "pods." The new building will include a centrally-located 3,400 square foot library/media center with collaborative space, quiet learning spaces, digital technologies lab that promote digital literacy and a love of literature as well as enhancing research skills. A 5,200-square foot gymnasium will include a regulation size basketball court, stage, PE teaching stations and large group instruction/learning spaces and will accommodate all-school gatherings. As there are currently 6 lunch waves, a much needed contemporary 2,432 square foot lunchroom is part of the plan and will reduce the number of lunch waves from 6 to 3. Dedicated classroom spaces for art and instrumental music will develop students' skills and appreciation for the arts.

2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST

TABLE 2

**Project Descriptions
(Revised December 11, 2019)**

Priority Category A (continued)

20DASY078068N0620, Mansfield, New Mansfield Elementary School

Projected Enrollment: **600** Grade Range: **PK-4**
Projected Final Floor Area: **73,820 Square Feet**
Total Estimated Project Cost: **\$50,512,000**

This project for a new elementary school consolidates 3 existing elementary schools: Dorothy C. Goodwin, Annie E. Vinton and Southeast Elementary Schools. Consolidation will address the challenges brought by declining enrollment and aging school buildings. The new school is designed to reduce negative environmental impact and to achieve net-zero energy use decreasing overall operation costs. The facility, designed to allow for maximum flexibility, will include core academic classrooms clustered to create smaller learning communities, space for the arts, STEAM instruction, and outdoor learning spaces. Classrooms can be configured to support whole class, small groups, and individual instructional needs. Hallway spaces can double as gathering and instructional spaces. Common rooms, such as the cafeteria, can serve multiple purposes.

20DASY089169RNV0620, New Britain, Chamberlain Elementary School

Projected Enrollment: **493** Grade Range: **K-5**
Projected Final Floor Area: **96,430 Square Feet**
Total Estimated Project Cost: **\$50,000,000**

This project will renovate and expand the existing elementary school. The original school, built in 1952, has a 24,217 square foot addition built in 1993. All areas within the existing building including classrooms, media center, auditorium, cafeteria, art, music, gymnasium and rest rooms will be updated. The administrative offices will be redesigned. To accommodate more students, the cafeteria and media center will be expanded. Instructional spaces for special needs students will be improved as will office space for support staff. Technology infrastructure will be updated in the air-conditioned and renovated facility. A new addition, including a school-based health clinic and family resource center, is part of this project.

2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST

TABLE 2

**Project Descriptions
(Revised December 11, 2019)**

Priority Category A (continued)

20DASY091044N0620, New Fairfield, New Fairfield High School

Projected Enrollment: **716** Grade Range: **9-12**
Projected Final Floor Area: **143,000 Square Feet**
Total Estimated Project Cost: **\$84,220,000**

This project is a new 143,000-square foot high school to replace the existing New Fairfield High School. The existing high school, built in 1974 and consists of a 3-story classroom block, a single story administrative and gymnasium area, and double story natatorium. The current high school is physically connected to the middle school which was built in 1995. The mechanical systems are outdated and inefficient. The existing site has significant issues with lighting, drainage, the well system and paving. The new high school will be built on the same site and adjacent to the existing high school. The new building will provide comprehensive college and career instructional spaces, auditorium, cafeteria, learning commons, and gymnasium. The district currently plans to demolish the existing high school when the new school is ready for occupancy. This process will eliminate the need for swing space and cause minimal disruption to teaching and learning during construction. The new energy-efficient facility will be cost effective and right-sized for the enrollment.

2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST

TABLE 2

**Project Descriptions
(Revised December 11, 2019)**

Priority Category A (continued)

20DASY091045EA0620, New Fairfield, Consolidated Early Learning Academy at Meeting House Hill School

Projected Enrollment:	938	Grade Range:	PK-5
Projected Final Floor Area:			139,163 Square Feet
Total Estimated Project Cost:			\$29,190,000

This project is for the addition of an elementary school for Grades PK-2 on the same campus of Meeting House Hill School. By extending space for Grades PK-1, leveraging existing space within Meeting House Hill School for Grade 2, and sharing core facilities such as the cafeteria and library between the two schools, an addition to include the Consolidated Early Learning Academy for Grades PK-2 will be constructed. The 79,000-square foot existing Consolidated School, which houses Grades PK-2, was originally built in 1941. The school has failing foundation as well as antiquated HVAC, mechanical and window systems. The school is built into an upper slope and the current elongated building configuration is challenging and inefficient for the younger student enrollment and staff to navigate. Due to site limitations, development of the property is costly and a challenge. The district currently plans to demolish the existing facility when the school is ready for occupancy thus eliminating the need for swing space and causes minimal disruption to teaching and learning during construction. The addition and alterations at Meeting House Hill is more efficient, takes advantage of available classroom capacity in the existing Grade 3-5 school, and is right-sized for the student population.

2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST

TABLE 2

**Project Descriptions
(Revised December 11, 2019)**

Priority Category B

20DASY051149EA0620, Fairfield, Mill Hill Elementary School

Project Enrollment: **384** Grade Range: **K-5**
Project Final Floor Area: **58,345 Square Feet**
Total Estimated Project Cost: **\$22,000,600**

This project will alter the existing Mill Hill Elementary School to address long-term facility issues and alleviate overcrowding due to increasing enrollment. The project involves five distinct additions totaling 15,764 square feet: kindergarten classrooms and resource spaces; music classrooms; administrative office expansion; kitchen expansion and a new performance platform added to the gymnasium. These additions will eliminate the five portables classrooms currently serving Mill Hill. Existing windows in the 1978 wing will be replaced with new high-performance windows. Other improvements include a new vestibule, hazardous material abatement, modifications for building and fire code compliance, new sprinkler and fire alarm systems, a new air conditioning system throughout, new ceilings with LED lighting, and additional lockers for increased enrollment.

20DASY062099EA0620, Hamden, Hamden Middle School

Project Enrollment: **1352** Grade Range: **6-8**
Project Final Floor Area: **221,182 Square Feet**
Total Estimated Project Cost: **\$11,223,900**

This project will renovate and expand the district's sole middle school, built in 2006, to accommodate all district 6th graders. Merging 6th graders from the eight K-6 elementary schools with 7th and 8th graders will consolidate students to form a middle school and will improve academic offerings in lab sciences and world languages to all 6th graders. The consolidation also addresses issues of declining enrollment and uses district resources more efficiently. The new 2-story 6th grade classroom wing is planned for approximately 441 students. Other aspects of the plan are an expanded cafeteria, a larger media center and a new auxiliary gymnasium. The added 24,600 square feet will have energy efficient heating and ventilation systems as well as air conditioning. As part of the consolidation plan, Church Street Elementary and Shepard Glen Elementary Schools are currently scheduled to close and be repurposed.

2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST

TABLE 2

**Project Descriptions
(Revised December 11, 2019)**

Priority Category B (continued)

20DASY077239RNV0620, Manchester, Bowers Elementary School

Project Enrollment: **374** Grade Range: **K-4**
Project Final Floor Area: **65,300 Square Feet**
Total Estimated Project Cost: **\$32,800,000**

This project is for alterations and an addition of 26,600 square feet to allow grade restructuring and consolidation within the school district. The district plans to reorganize from nine K-5 schools to six K-4 schools. The student population consolidates with the decommissioning of Robertson Elementary School, which will be used as swing space during the construction period, first followed by the decommissioning of Washington School.

20DASY077240RNV0620, Manchester, Buckley Elementary School

Project Enrollment: **367** Grade Range: **K-4**
Project Final Floor Area: **54,930 Square Feet**
Total Estimated Project Cost: **\$29,400,000**

This project is for alterations and an addition of 24,530 square feet to allow grade restructuring and consolidation within the school district. The district plans to reorganize from nine K-5 schools to seven K-4 schools. When the subsequent closure of Martin Elementary School, the number of facilities further reduces from nine K-5 schools to six.

The district began the consolidation plan with the renovation of the Cheney building at Bennet Academy, and the renovation and expansion of Waddell and Verplanck Schools. These schools are now completed. The plan calls for the renovation and expansion of this facility and the Buckley Elementary School project also included on this year's priority list. The plan also includes the subsequent renovation of Keeney Elementary school. An application for Keeney Elementary School will be forth coming. The referendum included funds to repurpose schools taken offline and turned over to the town.

2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST
TABLE 2
Project Descriptions
(Revised December 11, 2019)

Priority Category B (continued)

20DASY103251RNV0620, Norwalk, Jefferson Elementary School

Project Enrollment: **491** Grade Range: **PK-5**
Project Final Floor Area: **60,625 Square Feet**
Total Estimated Project Cost: **\$33,355,000**

This project is instrumental in the district's overall facility management plan to alleviate overcrowding due to increased enrollment. With this project, the facility will have the space necessary to allow demolition of the two portable classroom buildings totaling 9,377 square feet currently housing 200 students. New additions will total 12,452 square feet. One of the additions will replace one of the portable buildings, reconfigure the main entrance and add additional classrooms for Kindergarten and 1st Grade students. Interior renovations will allow the district to introduce a Pre-K component to the school. The other major addition will house a new gymnasium and support spaces thereby reducing the scheduling conflicts. The other alterations will include: implementing an alternative heating system from electric heat to a natural gas-fired heating system; upgrading to energy efficient windows, and interior renovations to modernize and improve compliance with code, ADA requirement and curriculum capabilities.

20DASY162043RNV0620, Winchester, Mary P. Hinsdale School

Project Enrollment: **260** Grade Range: **PK-2**
Project Final Floor Area: **39,178 Square Feet**
Total Estimated Project Cost: **\$17,425,000**

This project will reopen, renovate, and expand the Mary P. Hindale School closed during the 2016 school year. While a large part of the original 1943 structure will be demolished, most of the 1988 addition will remain. The project will resolve issues with the culverted brook, add 8 classrooms, and make changes to accommodate early elementary students. The building renovation will provide ADA compliance, modernize the facility by replacing ceilings, interior finishes, windows, roof, exterior doors, and upgrade overall building infrastructure. At project completion, the Batcheller Early Learning Center building, which currently houses the Hinsdale School program, will close and will be turned over to the town.

**DEPARTMENT OF ADMINISTRATIVE SERVICES
2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST**

TABLE 3

Summary Analysis of Previous Priority Lists

Revised December 11, 2019

Current List:

	# of Projects	%	Estimated Project Costs	%	Estimated Grant Obligation	%
2019/2020						
Category A	6	50.00%	\$355,063,446	70.83%	\$131,250,957	62.75%
Category B	6	50.00%	\$146,204,500	29.17%	\$77,901,242	37.25%
Category C	0	0.00%	\$0	0.00%	\$0	0.00%
List Total	12		\$501,267,946		\$209,152,199	
Table 4	0					
Total Projects	12		\$501,267,946		\$209,152,199	

Priority Lists Authorized For the Past Five Years:

	# of Projects	Estimated Project Costs	Estimated Grant Obligation
2018/2019			
Category A	4	\$227,567,117	\$159,840,427
Costs Added to PL	2	\$196,700,000	\$186,865,000
Category B	4	\$1,470,281	\$658,539
Category C	0	\$0	\$0
List Total	10	\$425,737,398	\$347,363,966
Cost Increases Added	3	\$60,003,434	\$70,671,754
Total Projects	13	\$485,740,832	\$418,035,720

2017/2018			
List Total	19	\$485,504,671	\$239,955,642
Projects Added	3	\$55,700,000	\$38,702,200
Reimb. Rate	1	\$0	\$4,000,849
Table 4	1	\$40,000,000	\$32,000,000
Total Projects	24	\$581,204,671	\$315,404,596

2016/2017			
List Total	49	\$778,306,838	\$450,469,953
Costs Added to PL	1	\$0	\$13,042,330
Projects Added	1	\$68,000,000	\$54,400,000
Reimb. Rate	1	\$0	\$1,179,750
Table 4	3	\$3,972,615	\$1,055,587
Cost Increases Added	2	-\$15,300,000	-\$14,450,000
Total Projects	57	\$834,979,453	\$505,697,620

2015/2016			
List Total	17	\$479,743,087	\$270,784,495
Projects Added	1	\$2,500,000	\$2,500,000
Reimb. Rate	1	\$0	\$1,891,479
Table 4	7	\$28,796,373	\$16,238,172
Cost Increases Added	5	\$24,174,213	\$16,463,591
Total Projects	31	\$535,213,673	\$307,877,737

2014/2015			
List Total	18	\$296,488,000	\$181,185,486
Projects Added	9	\$281,841,141	\$241,981,920
Table 4	9	\$307,765,021	\$298,256,726
Cost Increases Added	2	\$5,030,000	\$3,394,968
Total Projects	38	\$891,124,162	\$724,819,100

**DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF SCHOOL CONSTRUCTION GRANTS AND REVIEW
2020 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST
ATTACHMENT A
Revised December 11, 2019**

Department of Administrative Services Report on Enrollment Projections

Pursuant to Connecticut General Statutes, Section 10-283(a) (2), the list of proposed school construction projects submitted to the legislature for grant commitments shall include a report of the review conducted by the Commissioner of Administrative Services regarding the enrollment projections submitted for each eligible project. Each project requires an enrollment study that reflects the demographics of the entire district.

The enrollment studies are initially reviewed for compliance at the time of intake and to ensure compliance and accuracy as reflected in the district's application. The Director of the Office of School Construction Grants and Review requires studies to be current and conducted by an outside source specializing in the field. For each study, the Director of the Office of School Construction Grants and Review meets with the district to review the content of the study and validate assertions made by the district to ensure accuracy of the numbers to right-size the project before submitting the final listing to the Commissioner of Administrative Services for review and approval. All of the enrollment projections were determined to be acceptable to the Commissioner of Administrative Services. All required data has been submitted for each project and nothing remains outstanding. All projects are submitted in accordance with statutory and regulatory authority.